147.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,200 / 846,200
					USE VALUE:	846,200 / 846,200
					ASSESSED:	846,200 / 846,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHELTLE R BRUCE & SUSAN/TRS
Owner 2:	100 COOLIDGE RD TRUST
Owner 3:	
Street 1:	94 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VANDERBURGH EDITH W--ETAL -
Owner 2:	VANDERBURGH ALEXANDER JR -
Street 1:	100 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Stucco Exterior and 1862 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4579.000	400,300		445,900	846,200
Total Card	0.105	400,300		445,900	846,200
Total Parcel	0.105	400,300		445,900	846,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.46 | /Parcel: 454.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96675

GIS Ref

GIS Ref

Insp Date 05/08/18

!11497!

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	400,300	0	4,579.	445,900	846,200		Year end	12/23/2021
2021	101	FV	388,000	0	4,579.	445,900	833,900		Year End Roll	12/10/2020
2020	101	FV	388,000	0	4,579.	445,900	833,900	833,900	Year End Roll	12/18/2019
2019	101	FV	294,500	0	4,579.	418,000	712,500	712,500	Year End Roll	1/3/2019
2018	101	FV	294,500	0	4,579.	345,600	640,100	640,100	Year End Roll	12/20/2017
2017	101	FV	294,500	0	4,579.	317,700	612,200	612,200	Year End Roll	1/3/2017
2016	101	FV	294,500	0	4,579.	289,800	584,300	584,300	Year End	1/4/2016
2015	101	FV	282,600	0	4,579.	284,300	566,900	566,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:37:08

LAST REV

Date	Time
06/12/18	15:43:41
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11497

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VANDERBURGH EDI	45539-174		7/1/2005		410,000	No	No		
VANDERBURGH ALE	24866-484		9/20/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2008	1305	Manual	2,000					retaining wall
5/19/2008	491	Addition	120,000			G10	GR FY10	ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	Inspected	CC	Chris C
4/23/2018	MEAS&NOTICE	BS	Barbara S
11/6/2008	Meas/Inspect	189	PATRIOT
10/30/2008	Permit Visit	BR	B Rossignol
11/17/1999	Meas/Inspect	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96675
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4579		Sq. Ft.	Site		0	80.	1.22	9									445,896						445,900	

Total AC/HA:	0.10512	Total SF/SM:	4579	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	445,896	Spl Credit		Total:	445,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21390975
Const Adj.:	0.99989998
Adj $ / SQ:	157.793
Other Features:	79654
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419624
Depreciation:	19303
Depreciated Total:	400322

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

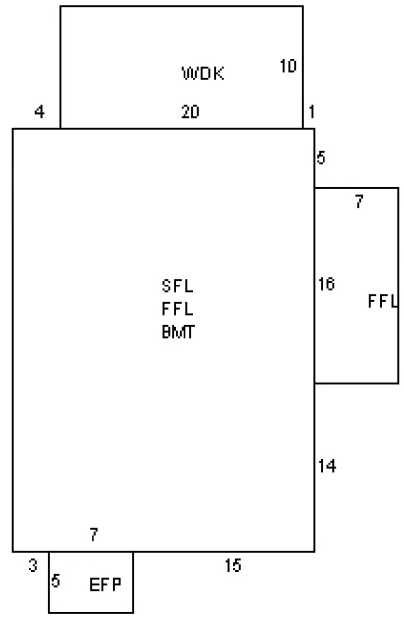
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.79
Special Features:	0	Val/Su Net:	134.69
Final Total:	400300	Val/Su SzAd	214.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	987	157.790	155,741
BMT	Basement	875	47.340	41,421
SFL	Second Floor	875	157.790	138,068
WDK	Deck	200	11.000	2,200
EFP	Enclos Porch	35	72.590	2,541
	Net Sketched Area:	2,972	Total:	339,971
Size Ad	1862	Gross Area	2972	FinArea 1862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

147.0-0004-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: